LEESMAN ENGINEERING & ASSOCIATES
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OPERATIONS & MAINTENANCE MANUAL

Multi-Tenant Building – Brownsburg, IN

9096 E. 56th Street
Brownsburg, IN 46112

January 28, 2026

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A – Site Drawing (DWG #A1)

B – ADS Isolator and Detention Pond Maintenance Guide

Note: Site Owner is required to keep records of inspections and maintenance activities, records are to be kept and made available to Town inspectors when requested.

Note: The Town may require the Owner to Self-Certify that inspections and maintenance was performed according the O & M. Owner is to provide report of inspection to the Town once completed.

The proposed owner of the project site:

SPS Development Partners
3505 Columbia Parkway
Suite 100
Cincinnati, OH 45226
Contact: Jory Zola
(t): 513-655-2768
(e): jzola@spspartners.com

After construction of the new features at 9096 E. 56th, the owners of the property will need to maintain the constructed features including the maintenance of the storm water facilities that serve the property. The owners have executed Stormwater Management Practice-Maintenance Agreement for Storm water facilities. This agreement requires the owners to provide long-term maintenance, including cost, of these storm water facilities as well as an annual inspection report.

Section II – Site Information

This project is located at 9096 E. 56th Street and is bounded by Meijer to the north, the on site detention pond to the east along the access road, E 56th Street to the south (Public R/W), and a OrthIndy to the west. The property can be identified by a state parcel identification number 32-08-06-311-004.000-016. The site is 1.667 acres with approximately 1.48 acres to be disturbed.

Site Maintenance- *The site should be maintained on a regular basis. The site lawn should be mowed on a regular basis to keep the grass at a healthy length. Weeds are to be removed from lawn and parking lot on the same timeline as lawn maintenance. Landscaping to be maintained on a regular basis, trees and shrubs to be trimmed in the spring and fall, remove debris from site.*

(See Appendix A – DWG A1 for Site Drawing & Details)

Section III – Inlet Maintenance

Provisions shall be made by the Owners to allow for access and maintenance, as required, to clean and service the stormwater facility. The stormwater inlet facilities (catch basins) shall be inspected on a regular basis to insure that the system is functioning as designed. The owners shall submit a report to Town of Brownsburg on or before July 1 of each year that shows that each private drainage infrastructure item has been inspected and if any maintenance has been performed. After construction is complete, all of these features shall be inspected on a monthly basis, and after each rainfall event. Inspections should identify debris and/or sediment accumulation (if applicable) as well as any other potential blockages. Sediment depth shall not exceed three (3) inches at the base of any catch basin. In the event that the inspection outlined above reveals that some type of maintenance or attention is required to address an issue, the follow maintenance procedures should be followed for all inlet structures. Remove trash, sediment and/or debris from structure via hand tools or vacuum truck, and dispose of accumulated sediment, trash and/or debris in a manner that is permitted by the local, state and federal regulations.

All inspections and maintenance activities shall be conducted per Federal OSHA standards and requirements for confined spaces. Some sediments may contain contaminants which INDOT requires a special disposal procedure. If there is any uncertainty about what the sediment contains INDOT should be consulted and their recommendations followed. INDOT can be reached at (855) 463-6848. Generally, special attention or sampling should be given sediment accumulation in automotive maintenance repair areas, large parking lots or other areas where pollutants are suspected to accumulate and be conveyed into the storm sewer system.

Section IV – Conveyance Maintenance

Provisions shall be made by the Owners to allow for access and maintenance, as required, to clean and service the stormwater facility. The stormwater conveyances facilities (pipe) shall be inspected on a regular basis to insure that the system is functioning as designed. The owners shall submit a report to City of Indianapolis on or before July 1 of each year that shows that each private drainage infrastructure item has been inspected and if any maintenance has been performed. After construction is complete, all of these features shall be inspected on a monthly basis, and after each rainfall event. Swales should also be unobstructed by buildings, fences, and have a uniform slope. Pipes need to be inspected for sediment and must be cleaned if sediment accumulation reaches a maximum of three (3) inches. In the event that the inspection outlined above reveals that some type of maintenance or attention is required to address an issue, the follow maintenance procedures should be followed for all inlet structures. Remove trash, sediment and/or debris from structure via hand tools or vacuum truck, and dispose of accumulated sediment, trash and/or debris in a manner that is permitted by the local, state and federal regulations.

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Section V – Detention System Maintenance

Detention is being provided on-site in a detention pond & Water Quality system directly to the east of the Multi-tenant building. The existing detention pond is maintained by the building's ownership group.

Section VI – Water Quality System Maintenance

Provisions shall be made by the Owners to allow for access and maintenance, as required, to clean and service the water quality system facility. The water quality unit shall be inspected on a regular basis to insure that the system is functioning as designed. The owners shall submit a report to Town of Brownsburg on or before July 1 of each year that shows that each private drainage infrastructure item has been inspected and if any maintenance has been performed. After construction is complete, all of these features shall be inspected on a monthly basis, and after each rainfall event. Pipes need to be inspected for sediment and must be cleaned if sediment accumulation reaches a maximum of three (3) inches. In the event that the inspection outlined above reveals that some type of maintenance or attention is required to address an issue, the follow maintenance procedures should be followed for all inlet structures. Remove trash, sediment and/or debris from structure via hand tools or vacuum truck, and dispose of accumulated sediment, trash and/or debris in a manner that is permitted by the local, state and federal regulations.

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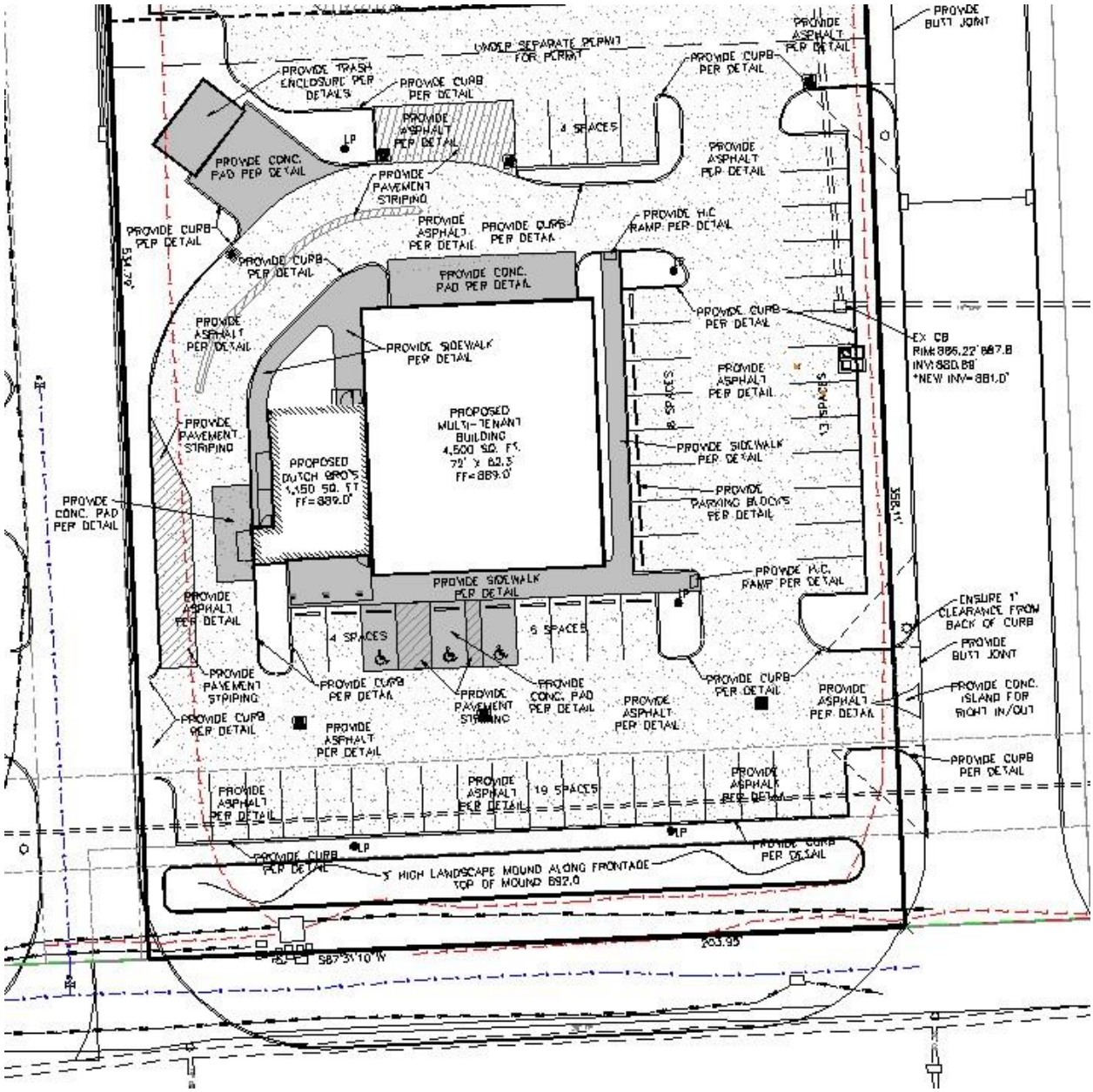
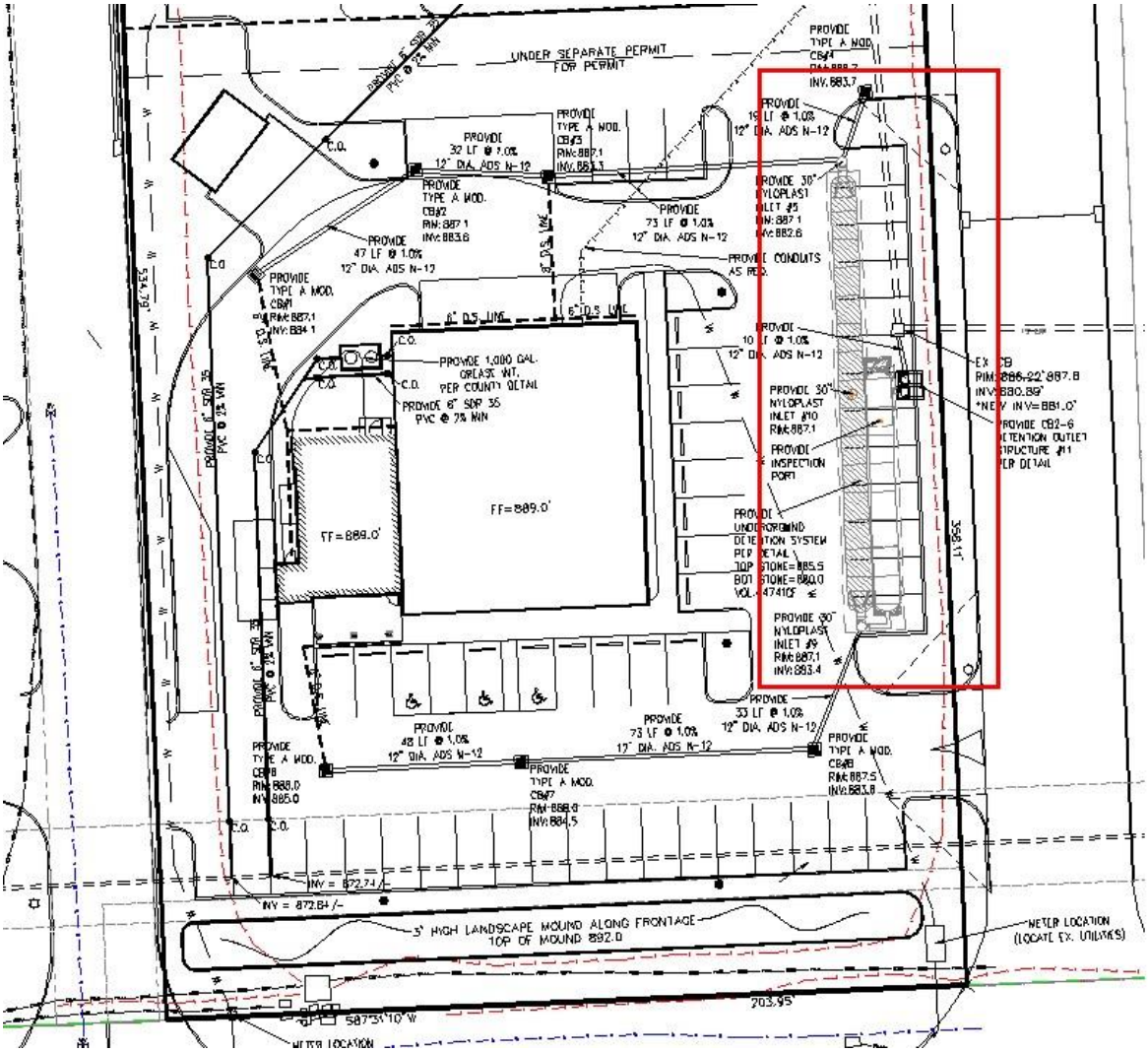
Site Plan:


PROVIDE BUTT JOINT
PROVIDE ASPHALT PER DETAIL
UNDER SEPARATE PERMIT FOR PERMIT
PROVIDE CURB PER DETAIL
PROVIDE TRASH ENCLOSURE PER DETAILS
PROVIDE CURB PER DETAIL
PROVIDE ASPHALT PER DETAIL
4 SPACES
PROVIDE CONC. PAD PER DETAIL
PROVIDE PAVEMENT STRIPING
PROVIDE ASPHALT PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE H.C. RAMP PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE CONC. PAD PER DETAIL
PROVIDE CURB PER DETAIL
EX CB
RIM: 886.22' 887.8
INV: 880.88'
*NEW INV= 881.0'
PROVIDE ASPHALT PER DETAIL
PROVIDE SIDEWALK PER DETAIL
PROPOSED MULTI-TENANT BUILDING 4,500 SQ. FT. 72' x 62.5' FF=889.0'
8 SPACES
13 SPACES
PROVIDE PAVEMENT STRIPING
PROPOSED DUTCH BRO'S 1,150 SQ. FT FF=889.0'
PROVIDE SIDEWALK PER DETAIL
PROVIDE CONC. PAD PER DETAIL
PROVIDE PARKING BLOCKS PER DETAIL
PROVIDE SIDEWALK PER DETAIL
PROVIDE H.C. RAMP PER DETAIL
ENSURE 1' CLEARANCE FROM BACK OF CURB
PROVIDE ASPHALT PER DETAIL
4 SPACES
6 SPACES
PROVIDE BUTT JOINT
PROVIDE PAVEMENT STRIPING
PROVIDE CURB PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE PAVEMENT STRIPING
PROVIDE CONC. PAD PER DETAIL
PROVIDE ASPHALT PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE ASPHALT PER DETAIL
PROVIDE CONC. ISLAND FOR RIGHT IN/OUT
PROVIDE ASPHALT PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE ASPHALT PER DETAIL
PROVIDE ASPHALT PER DETAIL
19 SPACES
PROVIDE ASPHALT PER DETAIL
PROVIDE CURB PER DETAIL
PROVIDE CURB PER DETAIL
5' HIGH LANDSCAPE MOUND ALONG FRONTAGE TOP OF MOUND 892.0
203.95
S87°31'10"W

Detention Pond Location:



Isolator® Row Plus
O&M Manual

ADS StormTech™

The Isolator® Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroluem Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the “first flush” runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

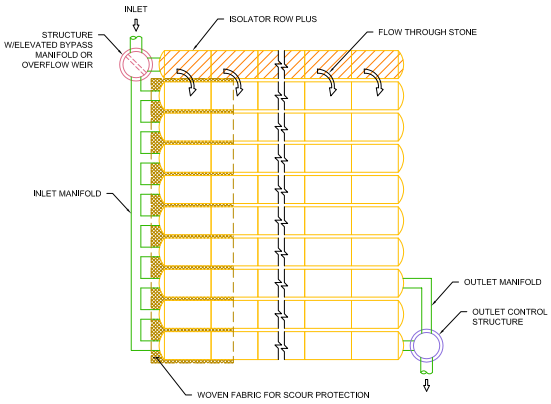
The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

Note: *See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.*

Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.

StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

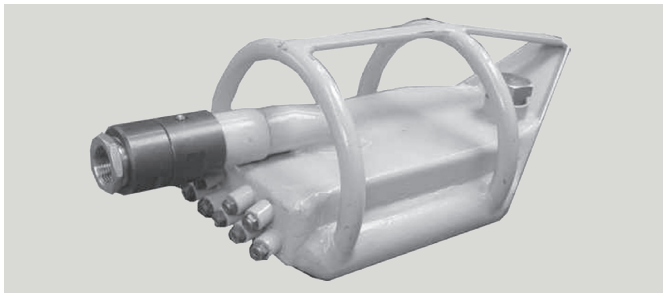
The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

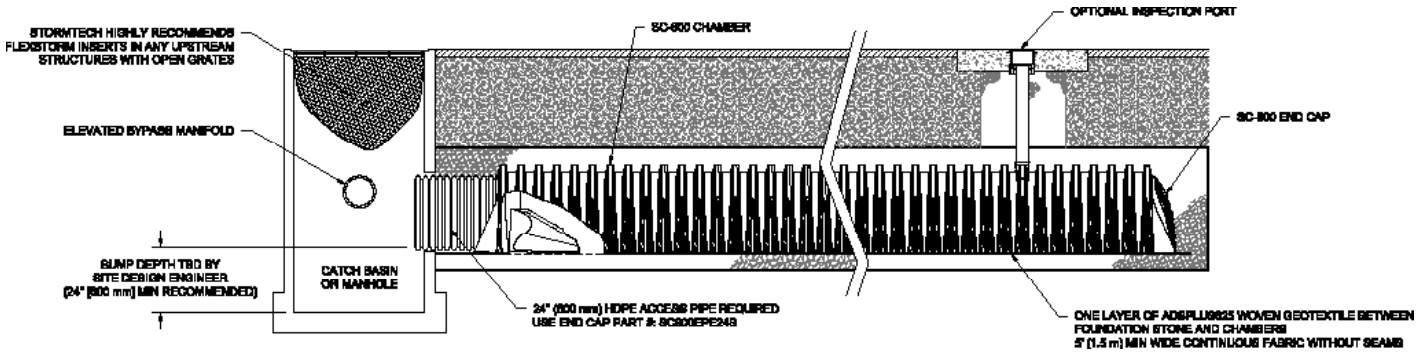
Maintenance

The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (*not to scale*)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

A) Inspection ports (if present)
   i. Remove lid from floor box frame
   ii. Remove cap from inspection riser
   iii. Using a flashlight and stadia rod,measure depth of sediment and record results on maintenance log.
   iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.

B) All Isolator Row Plus
   i. Remove cover from manhole at upstream end of Isolator Row Plus
   ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
      1. Mirrors on poles or cameras may be used to avoid a confined space entry
      2. Follow OSHA regulations for confined space entry if entering manhole
   iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
   If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

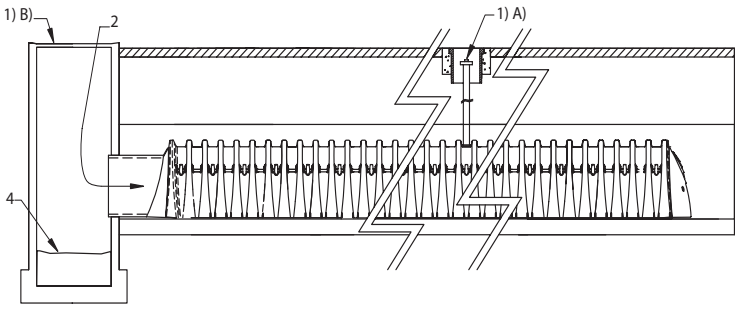
A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
B) Apply multiple passes of JetVac until backflush water is clean
C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi-ment Depth (1)–(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

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